

MEWA Board Meeting

Saturday December 10, 2022

10am Ross Wellhouse, Zoom link

Members:

Board members and duties (all volunteers)

- Nick Keelan, President
- Steve Kearn, Head of operations and maintenance
- Brent Groenke, Assistant operations and maintenance
- Lora Flinn, Secretary
- Roberto Van De Wyngard, Treasurer
- Jeff Johnson, Executive Director

Guest: Jennifer Kaufman, Community Member

Call to order: 1007

Additions/changes to the agenda: None

Approval of October 8 meeting minutes: Minutes to be approved at next meeting.

Augmentation up dates: Tables sent to board members for review. Table #1 based upon going to 125 gallons per House, 600 houses.

Table #2 is outdoor demand. MEWA is setting this up for applying demand of 100 square foot of irrigation and it's converted based upon a 10% of the homes using water outside, not 100%. We're looking at 125 gallons per House, 600 house total. We will have the 100 square feet of irrigation water per. Ten homes, so it's 10 square feet per home. MEWA does not see this as an issue because not every home owner will garden outside. We are using 12.2 shares of water of the 14.6 shares we have which leaves a share and a ¼ for Twin Lakes which we are going to lease to the village. The lease will be a year to year lease.

January's .71 usage of that for a percentage of that. May, June, July, August and September would be the outdoor watering months. MEWA can only allow watering in those months. And this will then meet the augmentation needs that will be taken to court.

We are going to have to keep it at 1:25, but we're going to adjust that with the billing because we are going to base our billing on 90 GPD. We currently have on our augmentation and this is how MEWA will proceed because this community must to conserve water. Water conservation of this is the biggest key

because the Colorado River is drying up. We are transcontinental water.

Leasing Shares to Twin Lakes: We're going to lease 1.3 shares of water to the village of Twin Lakes.

And the reason we're going to do that is the builder that did Angel view, shut off all the water to the town. Beaver ponds and everything are drying up, and the mosquito population is growing. MEWA has the extra water and instead of just leaving them sit in the bank until we need them, we will just leave them to the town. MEWA will be paid for this

State is mandating lot consolidation. At the state level, they do not want to see all the lots developed in here because they said it would turn it into one giant cesspool. We would have groundwater contamination. MEWA will be asking people to consolidate lots of is a very important. If not, the septic systems are just going to quit working because of our altitude and how they work up here. With the ground freezing and freezing down 8-10 feet, the septic systems are just going to quit working. MEWA will be watching the septic situation as well as water usage.

MEWA will work with the Metro District and hire a surveyor. MEWA and Metro District will create a plan to facilitate Lot consolidations with the help of a surveyor. Colorado distribution timeline is unknown at this time.

Guest intro: My name is Jennifer Kaufman, Community Member and property owner. And I currently do not have any questions.

Cat loader and snow removal: We have a real need to have chains on it so we can rescue people. 12-15 people were pulled out of ditches. Propane trucks: Use during winter and volunteers to drive the truck discussed. Chains will be placed on the truck.

Snow removal: Snow removal has been very good. Chris Wagner is contact.

Executive Director report: Jeff

Ross office update: Desk in the office now. and filling continues. Office temp is at 70 degrees and well house temps are at 50 degrees

SCADA update: The new system is running very well. The alarm system will be placed on board members phones in the near future.

Maps: Final update for the map for 2022 is complete. MEWA is working with Sangre de Cristo to place

all the electric transformer pedestals on our map. Sangre de Cristo will be using the map. Lake County Fire is getting a copy of the map with the fire hydrant recommendations. Fire Department is working with MEWA on fire Hydrant recommendation locations.

Water certificate update: Certificates numbers were recalculated and potential home owners on the waiting list have been notified.

MEWA have certificate ready for those who are building and can show MEWA they are ready to go to the building department and submit their plans.

MEWA will not sell certificates to people who simply want to hold on to them. Price for water certificates will remain at \$17,500 at this time.

Motion before the board: Amend the increase of from \$20,000 for a water certificate back to \$17,500 for an undetermined period of time.

Motion placed on the floor and all board members agreed to pass the motion.

Water meters and installation plan update: 10 water meters have been given out. Water meter form will be at the well house office. The form will include lot number, address, water meter number issued by. The date it was provided, who's installing it? And then there's the last call, merge columns, date added to the Ledger and then notes on the front. Each meter has a piece of paper with a number on the meter. This number will be used to track and trouble shoot the meter if it is not working. MEWA can go back to our file and we can find this Number taken from the meter back and attached to our book and then we can we can track any concerns.

Summary of 2022 summer projects: Water lines discussed. Jeff discusses how he calculates line and labor costs. Line cost are going up and pipe costs going up with each month.

Projects for 2023:

- New line on No Name connecting Ridge to Quartz.
- Line replacement on La Plata - 900 feet 6 inch two fire hydrants. Locations to be determined.
- Line replacement on Twin Peaks, 900 feet. Two fire hydrants. Locations to be determined.
- Line replacement extension on Hemlock between Quartz and Sequoia.

- Two hydrants on Mount Hope.
- One hydrant at Sequoia and Silver on the South end.
- 2 hydrants per Juniper in unit A
- 1 Hydrate Lodgepole Unit A

Total of 12 hydrate to be put in this summer.

Fire Department and IOS are working to improve out rating for insurance.

Tier 1 : All the homes in the Pan Ark are within 5 miles from the new fire station. We will fall some place between 1 and 10 for our rating. A Rating of 1 would be the best rating.

Second Requirement is water. They want hydrants within 1000 feet of the house that have a capacity of 250 gallons per minute. Now this was down from what the fire department originally had at 500. They determined that 500 was too high of a number. MEWA should be able to meet that with all the hydrate places.

Jeff had created the map and it is based upon C900 pipes. Cody is going to do the testing from Parkville and we'll get everything tested and get it to the ISO people so we can get our ratings. Rating them and it's on a scale of 1 to 10. Pan Ark area insurance right now is a 10. A perfect rating is a 1. If we have the fire hydrant, we have water, and you're within 5 miles of a fire house. That is called Tier 1. Directly below tier one is a Tier 2. You're within a fire hydrant distance, but you do not have the 250 GPM to meet that requirement. Water will need to be brought in using the tenders. Bottom line this will help everyone's fire insurance once completed.

For the Ridge Road area. This area will require an additional fire hydrate which the fire department can use and pull water off MEWAs system. Water can be transferred from the Huntzinger well in addition. This will place those homes in a Tier 2 level.

Jeff Discusses pipe costs for the changes proposed for the hydrants. Each pipe run the cost will increase due to oil increasing in price and materials increasing in cost. Big buyer are getting all the pipe and production runs on all materials. In order for MEWA to purchase this pipe for the hydrate and line extensions at a lower cost a motion is before the board to purchase the pipe now before the next run.

A motion that you go ahead and purchase the C900 pipe between 3000 and 3500 feet, 3500 feet costing \$54,000. At \$15.44 a foot. Total cost would be \$56,000.

Motion is made and Motion carries with all board members agreeing to purchase now.

Jeff doing these huge maps, we would like to approve \$300 for an additional monitor for Jeff which will connect to the Dell for the maps being created for the projects.

Nick made a motion for \$300 dollars for an additional monitor projects computer used to create the maps.

Motion carries and all board members approve.

Jeff discusses the large map with all the fire hydrate locations and line improvement details.

Annual billing information and process: MEWAs accountant provided a list of all members Bills from last year reviewed. All information will be placed on QuickBooks.

Members who do not have an accurate e-mail or any e-mail even after all this bounces back. MEWA will set up so we will immediately print a bill and the bills for those will go out. A number of people don't have Internet. MEWA will generate a bill. For those who have internet but have requested a bill. They will be billed by internet. Cost of postage has gone up too much. Our postage over last year was almost \$2000. This is not a responsible use of the members money.

If somebody calls with the credit card and they don't know how to do it, we can take the credit card over the phone and enter it into QuickBooks and pay their bills.

Accounts in arrears: Money owed In July to MEWA and the membership was \$78,000. Now Accounts in arrears to MEWA and the membership \$11,000. \$67,000 has been collected.

One account owes \$4672.00 This person has refused to pay his curb stop fees and he's refused to pay his water. According to the bylaws the water certificate will be voided. This person is on a certificate. He's not on a home. The water line will be discontinued in the spring.

Motion is before the board to void the certificate of this individual. Board agrees unanimously. Motion carries.

Discussion continues with other members accounts who are working with MEWA to make their account current. All will be resolved in the future with MEWA being reimbursed after homes are resold and back fees paid by new owner.

QuickBooks operation: Will be done remotely and checks will be placed on automatically.

10 MEWA docs from Jeff to review: Jeff and Nick: Titles on the web site for these documents will be Buying and Selling, General information, Government documents: Augmentation plan will be posted here. Web designer continues to update and improve the website. Steve will work with Will

New website: Web site continues to be developed. New documents for title companies and builders will be added.

Quick overview and things to add: Roberto to operate it remotely.

Pay for Will: Will has designed the web site and the board feels he should be the one to maintain the site. The board feels compensation of \$1000 for the design of the website should be paid to him.

Motion to pay Will \$1000 for the website design. Board agrees. Passed by all board members.

Maintaining website: Discussion about budgeting for website maintenance will be discussed in the future.

Jeff discusses all forms to be placed on the website.

- Notice of transfer ownership instructions for the title company with copy of septic
- inspection. (MEWA will track this) State requires inspections.
- New form for transfer of ownership.
- Water certificate application
- Water line break policy
- Yard hydrant policy, which was approved a long time ago.
- Transferring water,
- Houses being transferred MUST have a septic inspection.

Gator plan for the winter: Brent will maintain the Gator and store it.

Policy for use of MEWA facilities and equipment (needs approval): MEWA work facilities and equipment is available for use by media board and management to conduct me with business and activities. Anyone using MEWA equipment will need the approval of the board before using any facility or equipment.

Motion on the policy is before the board. Motion carries with all board members voting in agreement.

Motion carries.

Short term rental and Planning/Zoning information on water: The county has passed a resolution. They can retract it anytime. There is a moratorium on new short-term rentals. If you have a current permit paid up that short term rental can continue but no new short-term rentals are allowed at this time.

Board members travel schedules: Nick corrected all board members work and vacation schedules.

Next MEWA board meeting: January 14, 2023, 10am, Ross

Adjourn: 1140